

Landlord-Tenant Relations Board  
Wednesday, February 7, 2018 – 7:00 p.m.

**Minutes of the Regular Meeting**

301 King Street  
Conference Room 2000  
Alexandria, VA 22314

**MEMBERS PRESENT:** Michelle Frazier, Katie Dilks, Kaitlyn Massa, Monique Banks, Valerie Ianieri, Elliott Waters, Wynn Hunsaker

**MEMBERS ABSENT:** Jeanette Shepherd, Eric Dillon

**STAFF PRESENT:** Melodie Seau and Gwendolyn Lassiter

**GUESTS PRESENT:**

**CALL TO ORDER:**

Monique Banks called the meeting to order at 7:15 p.m.

**PUBLIC COMMENT PERIOD**

No one was present from the public.

**ELECTION OF OFFICERS**

Michelle Frazier nominated Monique Banks as Chairperson of the Landlord-Tenant Relations Board. Ms. Massa seconded the motion which passed unanimously.

On a motion by Michelle Frazier, seconded by Elliot Waters, Jeanette Shepherd was unanimously elected Vice Chair of the Landlord-Tenant Relations Board.

**WELCOME NEW BOARD MEMBER**

Melodie Seau welcomed new member Wynn Hunsaker to the board. Mr. Hunsaker said that he is an Asset Manager for Indigo Asset Services in Arlington, VA. He recently moved to the area from Richmond, VA.

**REPRESENTATIVE TO THE HUMAN RIGHTS COMMISSION**

Ms. Seau reported that the position of liaison to the Human Rights Commission has been vacant since Meloney Driver resigned from the Board. Katie Dilks expressed an interest in serving as the Board's liaison to the Human Rights Commission. On a motion by Kaitlyn Massa seconded by Mr. Waters, Katie Dilks was unanimously elected liaison to the Human Rights Commission, pending confirmation by the City Council.

**THE APARTMENT MANAGER SEMINAR**

Ms. Seau discussed the details of the Apartment Manager Seminar. The Seminar will be held on April 12, 2018, and will include presentations from Giselle Palaez, Director of the Center for Alexandria's Children, Debra Evans, Division Chief of the City's Office of Domestic Violence and Sexual Assault, and Dipti Pidikiti-Smith, an attorney and Deputy Director of Advocacy for Legal Services of Northern Virginia. Ms. Palaez will cover recognizing signs of child abuse, Ms. Evans will discuss recognizing domestic violence, and Ms. Pidikiti-Smith will outline landlord responsibilities to resident survivors of domestic violence.

### **APPROVAL OF MINUTES**

In response to questions from Ms. Banks, Ms. Seau said that since the Board's last meeting the Office of Housing has developed a protocol that allows Mrs. Butler to contact Goodman Okpara in the Office of Housing. New management has been accepting Mrs. Butler's calls and discussing her concerns with her.

### **OTHER BUSINESS:**

Ms. Banks reported on the Resolution 830 Community meetings. Resolution 830 was adopted by Alexandria City Council in 1981 and memorializes a joint commitment between the City of Alexandria (City) and the Alexandria Redevelopment and Housing Authority (ARHA) that requires both parties to replace any of the 1,150 designated public housing units by the Resolution if they are demolished or redeveloped. It also requires that ARHA and/or its development partners relocate public housing tenants displaced due to demolition and redevelopment activities.

Since Resolution 830 was adopted, both local and federal policies, programs, partners and funding sources have evolved significantly. Federal resources for housing are decreasing, creating new challenges for ARHA to fulfill its mission as in the past. ARHA is actively redeveloping several public housing sites currently into mixed income communities so the City and ARHA have concluded that this is the right time to review and modernize Resolution 830 through a community engagement process.

Rev. Waters asked about bills pending in the Virginia General Assembly. Ms. Seau said that there are two landlord-tenant bills that the City has taken a position on that also raised concerns for the Virginia Poverty Law Center.

SB 197 would enable a landlord to give a single notice that rent is accepted with reservation, which could be included in the lease termination notice, and remain entitled to enforce an order for possession (no subsequent notice would need to be given). The bill would also repeal the language stating that if the parties enter into a new rental agreement after the order for possession is issued, the landlord may not enforce the order.

HB 856 would revise Code § 8.01-129 so that the writ of restitution must be issued immediately in all cases but the sheriff may not "evict and remove the defendant from the dwelling unit" before the 10-day appeal period expires. This could give rise to an argument that sheriffs may execute a writ in less than ten days if they can do so without "removing the defendant."

HB 857 does several things to conform the Virginia Landlord Tenant Act (Common Law) to the Virginia Residential Landlord Tenant Act:

- It makes tenants liable for injuries that their dogs or other animals cause;
- Authorizes landlords to withhold security deposits for "actual damages for breach of the rental agreement"
- Authorizes a landlord to force-place a renter's insurance policy if tenant's policy lapses
- Allows a landlord's nonlawyer representative to appear at a hearing to determine damages (after possession was awarded).

### **ADJOURNMENT:**

With no further business before the Board, the meeting was adjourned at 7:48 p.m.